



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
www.grafton-ma.gov

**PLANNING BOARD**

**Proposed Zoning Amendment  
2016 Spring Annual Town Meeting**

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Section 10 entitled Fisherville Mill Smart Growth Overlay District, Subsection 10.6.A entitled "Permitted Uses" as follows (~~Strike through~~ for delete and underline for insert):

10.6.A Permitted Uses. The following uses are permitted as of right in the FSGOD:

1. In all Subzones:
  - a. Parking, including surface, garage-under, and structured parking (e.g., parking garages);
  - b. Open space and recreational uses;
  - c. Accessory uses customarily incidental to any permitted uses;
  - d. Municipal Uses.
2. In Subzone A:
  - a. Multifamily Use or Mixed Use with a density ~~of~~ as set forth in Section 10.10.B;
  - b. Restaurant, provided that such restaurant shall not be a fast-food or drive-through restaurant, and shall not exceed ~~15,000~~ 20,000 square feet of gross floor area.
  - c. retail establishment not to exceed 20,000 square feet of gross floor area;
  - d. day care center;
  - e. community or neighborhood center;
  - f. personal or consumer service establishment;
  - g. business, professional or general office;
  - h. bank;
  - i. health club;-
  - j. assisted living facility, including independent, memory care, family services, therapeutic services and hospice care;
  - k. microbrewery;
  - l. brewpub;
  - m. artist live/ work/gallery;
  - n. high education satellite campus or facility.
3. In Subzone B:
  - a. Mixed Use with a density as set forth in Section 10.10.B, with residential units ~~over available~~ and commercial uses. ~~No commercial use shall be allowed except where developed as a Mixed Use with residential use located in the same building.~~
  - b. Multifamily Use with a density as set forth in Section 10.10.B;

- c. retail establishment not to exceed 40,000 square feet of gross floor area;
- d. restaurant, provided that such restaurant shall not be a drive-through restaurant, and shall not exceed 10,000 square feet of gross floor area;
- e. day care center;
- f. community or neighborhood center;
- g. personal or consumer service establishment;
- h. business, professional or general office;
- i. bank;
- j. health club;
- k. microbrewery, nanobrewery;
- l. brewpub;
- m. artist live/ work/gallery;
- n. high education satellite campus or facility;
- k. ~~Commercial use shall be required. No Certificate of Occupancy for any ten dwelling units shall be issued without the prior issuance of a Certificate of Occupancy for 10,000 gross square feet of nonresidential space.~~